

# Growth Management Oversight Commission

November 17, 2005

Ken Lee Building  
Conference Room

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## MINUTES

### GMOC MEMBERS PRESENT:

Arroyo	Krogh
Spethman	Palma
Tripp	Waters
Little	Moya

### MEMBERS ABSENT:

Garcia

### STAFF PRESENT:

Dan Forster, Growth Mgmt Coordinator  
Dave Rowlands, Jr. City Manager  
Ed Batchelder, Advance Plng. Manager  
Jim Thompson, Asst. City Manager  
Jim Hare, Deputy Dir. Community Dev.  
Ed Van Eenoo, Budget & Analysis  
Rabbia Phillip, Recording Secretary

### MEMBERS OF THE PUBLIC:

E. Jentz ; T. Acerro; J. Scott; P. Watry;  
L. Hunter; (others not identified)

### 1. CALL TO ORDER

Chairman Spethman called the meeting to order and asked the secretary to call the roll.

### 2. PUBLIC COMMENT

The Chairman called for any public comment, there was none at this time.

### 3. DEVELOPMENT OVERVIEW BY THE CITY MANAGER

Mr. Rowlands provided an overview of parks, existing, proposed and those upgraded. He gave the Commission details of the cost of the individual projects and the scheduled completion dates. The City has engaged in approximately 60 million dollars in new park construction. In response to a question, Mr. Rowlands stated that there would be a pool located in the 70-acre park, projected to be completed in 2009.

On the capital projects the City Manager pointed out that Fire Station #6 was opened in 2005 and #8 is going to Council in December at a proposed cost of 4.2 million dollars and scheduled for completion in January of 2007. At the completion of the City Hall project, Station #1 will

be moved and a new location built at 430 F Street projected to be complete in 2009.

On Libraries, Council will take action in December on a contract for design and build on a library to be located next to Fire Station #4 in Rancho del Rey at a cost of 21 million dollars projected to be opened in July 2007. The Civic Center library is to be refurbished at a cost of 3 million dollars and is scheduled to be done in December 2008. The only other library which will be in the Eastern Urban Center should be completed by 2010.

The Civic Center project, phase one, is completed at a cost of 25 million dollars. Phase two, the renovation and upgrade to the current public services building, is projected to be complete in 2006 at a cost of 15 million dollars. The entire Civic Center project is estimated to cost a total of 65 million dollars and be completed by 2009. All services/facilities, civic center, libraries and fire stations, are anticipated to be built by 2010 primarily paid for with developers' fees. He pointed out that a key factor to be considered is the maintenance of these facilities once built. This is the intent of the creation of revenue streams within the city, some of which he cited as the Khol's shopping center and the car dealerships, which will generate several million dollars each year.

One key project the city anticipates to be larger than the mall at Fashion Valley Mall, is called the Town Center at Otay Ranch and is presently in the first stages of construction.

The City Manager also mentioned the role of the GMOC in schools related issues, stating that the districts have become more consistent with thresholds and timetables.

He next spoke about remedial action of the City to fix traffic choke-points, specifically the enhancement of H Street on/off ramps, to be completed by the end of 2005 at a cost of 2.3 million dollars. He next reported on the project at L Street and Interstate 805, which cost the City 4 million dollars. The largest project, scheduled to be opened by January 2006 at Olympic Parkway and I-805, would cost the City 20 million dollars. Another projected work in conjunction with CalTrans is an expansion and addition of a lane at Main Street and I-805.

He mentioned a sewer project in Wolfe Canyon extension, which would cost the City 4.5 million dollars and scheduled to be completed in 2008. The Manager pointed out that it was smoother for staff and Council to work with land projects compared to redevelopment of occupied areas, where there are more complications and contention. He noted the input of the citizens' groups which assisted in getting the various issues settled, with the General Plan going to Council in December.

On the Bayfront, the City Manager informed that the Gaylord Corporation should be breaking ground by 2007 and should have a completed fully-functional convention complex by 2010. In 2008, in conjunction with SDG&E, the under-grounding of power lands will start. Other projected plans include public access areas and ball-fields in the Bayfront.

The City Manager next talked on issues of development on Broadway, with several developers already involved in ongoing projects. The SR-125, would be completed in the latter part of 2006. This would create increase in traffic flow to the various shopping areas in east and south Chula Vista. There is proposal going to Council to institute a metering system or monitoring agreement for growth in the eastern part of the City for the next five years, with a proposed cap of 2,200 units, pending the opening of this road. There is federal funding for rehabilitation and upgrading of streets and gutters in western Chula Vista.

Parks Master Plan is expected to be completed shortly to cover the details of park acreage and facilities per thousand population in the west. There is proposed to be more urban "pocket" or "linear" parks". On the issue of having a staffing formula for parks, which was mentioned in the GMOC Report, the City Manager stated that such matters, as staffing and budget, was a Council controlled issue and not under the purview of this Commission. Some of the commissioners commented, with Dan Forster clarifying the Commission's position that issue be defined by the Recreation Department and that the Commission did not seek to define it. The Manager reiterated that staffing and hours of operation should be issues dealt with by the Council and not the GMOC.

Mr. Rowlands next talked about the Fire Services Facilities Master Plan and the consideration of locations and numbers of stations; under the current plan there is only one more station to be built. The report is due in Spring of 2006. There is also the Advanced Life Support program to be considered, which would be cost effective to have a paramedic on the fire truck and use AMR as transporters only.

There is a 5-year plan for the Police services, proposed to have 64 new police officers on the street.

There will be an increase in city employees in Parks, Police, Fire and Public Services to maintain the growth in the city.

He stated that the Council has done a great job in managing the City and maintain its growth with revenue and noted some of the revenue streams, The City is also locked into 5-year labor contracts, which allows for stability in future calculations. This City's police and fire human resource

are the highest paid in the County. The outlook is for Chula Vista to be a stay-at-home place where people live, work and shop.

The City Manager concluded by saying that Chula Vista is financially strong at this time. He then handed over to Jim Hare to present on projects that are being handled by Community Development Department.

Jim Hare listed some of the focus issues which will be guiding his department's redevelopment negotiations for the City, viz

- targeting parts of the urban core which are facing earliest expiration
- put City resources as a starting point
- select developers with specific project-related expertise for each
- ensure transparency in the process

Mr. Hare listed approximately 6 projects in the downtown area and furnished the group with details for each of the agreements currently under negotiations with the City.

In response to a question on the formation of the Urban Core Redevelopment Corporation, Mr. Rowlands informed the Commissioners that the foundation for it is done and will be underway shortly. He also stated that until the General Plan Update is approved and adopted, the City will not move fully forward with the work of the Redevelopment Corporation and consequently the UCSP.

The City Manager talked to the group about upcoming land agreements with owners in the south-eastern part of Chula Vista, involving the proposed university site and the old gun club site. He also informed the Commission that the northern boundary line of the City will be normalized with National City, along SR-54.

Commissioner Little asked for clarification of the traffic enhancements, whether the City was being proactive on the SR-125, by putting in dual-lanes on the on/off ramps; the Manager said that the actual construction was the responsibility of Cal Trans. Commissioner Krogh asked for clarification on the Manager's comment on hours of operation regarding. The City Manager stated that as libraries was fully paid for out of the General Fund, the decisions on hours of operation and numbers of employees are to be made by Council.

The Chairman, Mr. Spethman, thanked him for his comments and then invited members of the public to address the Commission.

Mr. Earl Jentz, a Chula Vista resident asked how the schools will be impacted and how increases will be handled with the redevelopment

projected for western CV. The City Manager commented that not all of the details have been worked out.

Mr. Jerry Scott, another CV resident gave positive comments about the Community Development department and developers regarding densities and types of developments for parks in western CV. He commented that there was a lot of "proposed" parks for the western part of the City, what he would like to see would be more specific and definitive information on location, dates of completion, etc. He also stated that when mention is made of attracting shops and stores to the City, the emphasis is on Nordstroms and the like for Eastern CV and WalMarts, Costco, and the like for the western part of the City. The City Manager affirmed that Mr. Scott was correct on both his points; the Parks Master Plan, currently in being drafted will address the parks issue. He pointed out that with the proposed redevelopment for western CV and the Bayfront development will attract the types of businesses Mr. Scott is referring to.

At Mr. Rowlands' request, Miss. Laura Hunter from the Environmental Health Coalition, briefly described one version of the proposals for the Bayfront parks and development. She pointed out that it is usually unclear what benefits accrue for existing occupants of an area that is being redeveloped. The City is very aware of this and will try to impart this information to the existing residents. She suggested that some additional items be included in the thresholds and standards.

Commissioner Krogh asked what the process would be for the definition of community benefit and how that would be formally adopted. Mr. Rowlands stated that the details are already in the General Plan Update. Miss Hunter stated that each project has all its details set out on the DDA - the Development Disposition Agreement, per Council policy, for approval and when acted upon, is enforceable. Mr. Scott asked if this DDA was a document which was able to be viewed by the public. He was advised that it is obtainable to be viewed by the public on request.

Chairman Spethman, on behalf of the Commission, thanked the City Manager for his time and all the information that he shared.

**4. APPROVAL OF MINUTES OF 10/27/05 MEETING**

The minutes were unanimously approved.

**5. WESTERN CHULA VISTA DEVELOPMENT PROSPECTS**

(covered earlier)

**6. FLELD TRIP ITINERARY REVIEW**

Dan Forster outlined the route of the trip with brief explanation of the intent of the observations at each stop. He invited the commissioners to make

any suggestions and changes to it. After some discussion it was decided to keep it as proposed.

**7. OTHER ITEMS**

It was noted that the offline meeting with Commissioners Krogh and Spethman, Dan Forster and the City Attorney, John Mullen had occurred. This was a follow up on the previously discussed item.

Dan informed that he had contacted the elementary school district and was told that absences were noted and tracked but not the specific reasons for the absence. Commissioner Moya stated that she would further investigate this issue. She also pointed out that the air quality information is averaged out for the year which would not contribute to absences/pollution/asthma data.

**8. NEXT MEETINGS**

Field trip and itinerary set for Saturday December 3, 2005.

Developer Forum may not be likely till late in January. There is possibly no meeting in the month of December.

The next regular meeting would be January 12, 2006.

**9. ADJOURNMENT**

At 8:08 p m. the Chairman made a motion to adjourn the meeting, which was seconded by Commissioner Tripp.

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Rabbia Phillip  
Secretary

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Daniel Forster  
Growth Management Coordinator